

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9b Marquis Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,620,000

Median sale price

Median price \$1,457,500 Property Type Townhouse Suburb Bentleigh

Period - From 15/10/2023 to 14/10/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	36a London St BENTLEIGH 3204	\$1,610,000	21/09/2024
2	9A Marquis Rd BENTLEIGH 3204	\$1,690,000	15/06/2024
3	44a Daley St BENTLEIGH 3204	\$1,625,000	11/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/10/2024 16:53



 4  3  1

Property Type: Townhouse

Land Size: 392 sqm approx

Indicative Selling Price

\$1,550,000 - \$1,620,000

Median Townhouse Price

15/10/2023 - 14/10/2024: \$1,457,500

Comparable Properties



36a London St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,610,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



9A Marquis Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,690,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)

Land Size: 395 sqm approx



44a Daley St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,625,000

Method: Private Sale

Date: 11/06/2024

Property Type: Townhouse (Single)